



**CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS**

**Regular Meeting Agenda
Monday, April 8, 2013
10:00 a.m. City Council Chambers,
1300 Perdido Street, New Orleans, Louisiana**

The decision made by the Board will be provided in the form of a resolution. The staff has ten (10) business days after this meeting to produce the resolution. The resolution will be mailed to the address provided on the application, or the applicant may pick-up a copy of the resolution in the City Planning Commission Office.

If the mailing address provided on the application is incorrect, please notify the staff of the correct mailing address.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Old Business

ITEM 1 – Docket Number:	251-12	MDO
Applicant or Agent:	Robert O’Brien	
Property Location:	1323-25 St. Philip Street	Zip: 70116
Bounding Streets:	St. Philip, Tremé, Marais Sts., & Ursulines Ave.	
Square Number:	146	Lot: 6
Zoning District:	HMR-1 Historic Marigny/ Tremé Residential RDO Residential Diversity Overlay	
Historic District:	Marigny/ Tremé Local Historic	ZBM: D-13
Existing Use:	Vacant Lot	Planning District: 4
Proposed Use:	Two (2) Main Uses (4-Plex and a Two-Family Residence)	

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, Article 9, Section 9.1.6 (Table 9.A) and Article 15, Section 15.5.7(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two main uses on one lot of record with insufficient minimum lot area per dwelling unit, and excessive floor area ratio.

Requested Waivers:

Section 1.4 – Location on a Lot

Permitted: 1 main use	Proposed: 2 main uses	Waiver: 1 main use
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Section 9.1.6 (Table 9.A) – Minimum Lot Area (Six Dwelling Units)

Required: 5,400 sq. ft.	Provided: 4,096 sq. ft.	Waiver: 1,304 sq. ft.
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Section 9.1.6 (Table 9.A) – Maximum Floor Area Ratio

Permitted: 1.3	Provided: 1.52	Waiver: .22
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ITEM 2 – Docket Number:	024-13	SKK
Applicant or Agent:	Dennis and Helen Rubion	
Property Location:	353 Walnut Street	Zip: 70118
Bounding Streets:	Walnut St., Perrier St., & Prytania St.	
Square Number:	39	Lots: 3, 4, 5
Zoning District:	RS-2 Single-Family Residential	ZBM: A-14
Historic District:	N/A	Planning District: 3
Existing Use:	Single Family Residence	
Proposed Use:	Single-Family Residence	

Request Citation: This request is for variances or special exceptions to the provisions of Article 4, Section 4.3.7 (Table 4.C) and Article 15, Section 15.5.10(1) as per Article 14, Section 14.7.4 of the Comprehensive Zoning Ordinance.

Request:

This is a request for variances to the provisions of Article 4, Section 4.3.7 (Table 4.C), and Article 15, Section 15.5.10(1) of the Comprehensive Zoning Ordinance, pursuant to Article 14, Section 14.6, or a special exception to the provisions of Article 4, Section 4.3.7 (Table 4.C), and Article 15, Section 15.5.10(1) of the Comprehensive Zoning Ordinance, pursuant to Article 14, Section 14.7. The variance or special exception is requested to allow the construction of an addition to an existing residence with insufficient minimum rear yard setback and with stairs encroaching more than five feet (5') into the required rear yard area.

Requested Waivers or Exceptions:

Section 4.3.7 (Table 4.C) – Depth of Rear Yard

Required: 20'	Proposed: 15'	Waiver: 5'
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Article 15, Section 15.5.10(1) – Stair Projection into Rear Yard

Required: ≤ 5'	Proposed: 7'-6"	Waiver: 2'-6"
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ITEM 3 – Docket Number: 040-13 **MDO**
Applicant or Agent: Stan & Mary Lynn Cyitanovic
Property Location: 6332 Canal Boulevard **Zip:** 70124
Bounding Streets: Canal Blvd., Harrison Ave., Louis XIV & Bragg Sts.
Square Number: 231 **Lots:** 35, 36, pt 37
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District: None **ZBM:** C-11
Existing Use: Single-Family Residence **Planning District:** 5
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.8(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit a driveway in the front yard setback (**AFTER THE FACT**).

Requested Waiver:

Section 9A.1.8(3) – Special Parking and Driveway Requirements (Driveways)

Required: Not within the front yard setback

Provided: Within the front yard setback

Waiver: Within the front yard setback

C. Director of Safety and Permits Decision Appeals – Old Business

None

D. BZA Dockets – New Business

ITEM 4 – Docket Number: 046-13 **MDO**
Applicant or Agent: Turnbull Bakeries, Inc.
Property Location: 500 Soraparu Street **Zip:** 70130
Bounding Streets: Soraparu, Rousseau, First, & St. Thomas Sts.
Square Number: 46 **Lot:** 11
Zoning District: LI – Light Industrial **ZBM:** C-15
Historic District: Irish Channel Local Historic **Planning District:** 2
Existing Use: Vacant Warehouse
Proposed Use: Proprietary School

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a warehouse into a proprietary school with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 12 Spaces Proposed: 0 Spaces (2 Grandfathered) Waiver: 10 Spaces

ITEM 5 – Docket Number: 047-13 **EA**
Applicant or Agent: Harvey Warren
Property Location: 3914 Marais Street **Zip:** 70117
Bounding Streets: Saint Claude Avenue, Alvar, Bartholomew, and Marais Streets
Square Number: 410 **Lot:** A
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to a single-family residence within the required side yard setback (**AFTER THE FACT**).

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Depth of Side Yard

Required: 3 ft. Provided: 0 ft. Waiver: 3 ft.

ITEM 6 – Docket Number: 048-13 **LF**
Applicant or Agent: 2900 LaSalle, LLC
Property Location: 2900 LaSalle Street **Zip:** 70115
Bounding Streets: LaSalle, Sixth, Liberty, & Seventh Sts.
Square Number: 334 **Lot:** H-1¹
Zoning District: B-2 Neighborhood Business District **ZBM:** B-14
Historic District: N/A **Planning District:** 2
Existing Use: Restaurant
Proposed Use: Restaurant

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.2.3.4, and Article 15, Section 15.3.4 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit an addition to an existing restaurant with insufficient off-street parking, uncovered off-street parking located within the required front yard area (LaSalle and Liberty Street sides), and insufficient loading space area.

Requested Waivers:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 19 Spaces Proposed: 10 Spaces Waiver: 9 Spaces

Section 15.2.3.4 – Parking in Front Yards (LaSalle and Liberty Street sides)

Required: Covered Proposed: Uncovered Waiver: Covered

Section 15.3.4 – Off Street Loading Space Required Minimum Area

Required: 540 sq. ft. Provided: 420 sq.ft. Waiver: 120 sq. ft.

¹ The site is newly resubdivided. Lots H and Y have been resubdivided into lot H-1, under SD10-13.

ITEM 7 – Docket Number: 049-13 **DT**
Applicant or Agent: Murat and Gionne Celebi
Property Location: 240 Audubon Street **Zip:** 70118
Bounding Streets: Audubon, Camp, Broadway, & Chestnut Sts.
Square Number: 22 **Lot: G**
Zoning District: RS-2 Single-Family Residential **ZBM:** A-14
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence w/detached accessory structure

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(3) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a detached accessory building (two-car garage) within the required corner lot side yard area with excessive projection beyond the prolongation of the front yard line of the lot in the rear.

Requested Waivers:

Section 15.5.12(3) – Accessory Buildings (Corner Lots)

Required: 16’6” Proposed: 1’ Waiver: 15’6”

ITEM 8 – Docket Number: 050-13 **CCM**
Applicant or Agent: 3210 N. Rampart, LLC / Kevin M. Davis
Property Location: 3210-12 North Rampart Street **Zip:** 70117
Bounding Streets: North Rampart, Piety, Burgundy and Louisa Streets
Square Number: 284 **Lot:** 10-B
Zoning District: RD-3 Two-Family Residential **ZBM:** D-14
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Vacant land
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence on a lot with insufficient minimum depth of front yard, minimum depth of rear yard and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 1 foot (Block Average) Proposed: 0 feet Waiver: 1 foot

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20 feet Proposed: 3 Waiver: 17 feet

Section 15.2.1 (Table 15.A) – Off-Street Parking (Single-Family)

Required: 1 space Proposed: 0 space Waiver: 1 space

ITEM 9 – Docket Number: 051-13 **KC**
Applicant or Agent: Lloyd Huck-Mintz Lofts, LLC
Property Location: 745-47 Baronne Street **Zip:** 70113
Bounding Streets: Baronne St., Julia St., Girod St., & O’Keefe Ave.
Square Number: 257 **Lots:** 1 & 1 (Proposed Lot 1-A)
Zoning District: CBD-7 Central Business District **ZBM:** C-15
Historic District: Lafayette Square Local Historic **Planning District:** 1a
Existing Use: Vacant Lot
Proposed Use: Mixed-Use Residential/Commercial

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.7.6(b) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a mixed-use building with insufficient required open space located at or below the lowest level containing dwelling units.

Requested Waiver:

Section 15.5.7.6(b) – Yards and Open Space Generally (Open Space at/below first residential level)
 Required: 50% Proposed: 23% Waiver: 27%

ITEM 10 – Docket Number: 052-13 **MDO**
Applicant or Agent: Venture Restorations, LLC
Property Location: Square 347, Lot 13 (No Address Assigned) **Zip:** 70126
Bounding Streets: Fern, Nelson, Burdette Sts., & S. Claiborne Avenue
Square Number: 347 **Lot:** 13
Zoning District: RD-2 Two-Family Residential **ZBM:** B-13
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a single-family residence with insufficient minimum lot width.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Lot Width
 Required: 40’ Provided: 30’ Waiver: 10’

ITEM 11 – Docket Number: 053-13 **JT**
Applicant or Agent: Elizabeth Winston Thomas
Property Location: 1429-31 Benton Street **Zip:** 70119
Bounding Streets: N. Robertson, N. Villere, Gordon, and Alabo Sts.
Square Number: 572 **Lot:** 16
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: N/A **Planning District:** 8
Existing Use: Vacant
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the development of a two-family residence with insufficient off-street parking.

Requested Waiver:
Section 15.6.7 – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space

ITEM 12 – Docket Number: 054-13 **MDO**
Applicant or Agent: Ashley Christensen
Property Location: 2622 Bayou Road **Zip:** 70119
Bounding Streets: LePage St., N. Broad St., Crete St., & Bayou Rd.
Square Number: 1529 **Lot:** B
Zoning District: RD-3 Two-Family Residential **ZBM:** C-12
Historic District: Esplanade Ridge Local Historic² **Planning District:** 4
Existing Use: Single-Family Residence (to be demolished)
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard, and insufficient off-street parking.

Requested Waivers:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space
Section 15.5.8(5) – Front Yards (Average)
Required: 0’ Proposed: 8’ Waiver: 8’

² The section of the District along the full length of Esplanade Avenue is subject to the full control of the HDLC. The areas flanking either side of the Avenue are subject only to control of demolition and demolition by neglect.

ITEM 13 – Docket Number: 055-13 **MDO**
Applicant or Agent: Badine Land, Ltd.
Property Location: 208 Bienville Street **Zip:** 70130
Bounding Streets: Bienville St., N. Peters St., Iberville St., & Canal St.
Square Number: 3 **Lot:** 11 (aka Lot F)
Zoning District: VCS-1 Vieux Carré Service **ZBM:** D-14
Historic District: Vieux Carré Local Historic **Planning District:** 1b
Existing Use: Vacant Building
Proposed Use: Mixed-Use Commercial/Residential

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.6.7 (Table 8.E) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the renovation of an existing building and the construction of an addition with excessive height.

Requested Waiver:

Section 8.6.7 (Table 8.E) – Maximum Height

Required: 50' Proposed: 73'2" (68'6" existing) Waiver: 4' 8"

ITEM 14 – Docket Number: 056-13 **DG**
Applicant or Agent: Joseph H. Paciera
Property Location: 336 Decatur Street **Zip:** 70130
Bounding Streets: Decatur, Conti, N. Peters and Bienville Streets
Square Number: 8 **Lot:** 12
Zoning District: VCE-1 Vieux Carré Entertainment **ZBM:** D-14
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Parking lot and a vacant building w/billboard
Proposed Use: Commercial (“Morning Call Coffee Stand”)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.8 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the redevelopment of a parking lot with a vacant structure (to be demolished) with a new commercial structure with no open space.

Requested Waivers:

Section 8.10.1 – Minimum Open Space Requirement

Required 529 square feet³ Provided: 0 sq.ft Waiver: 529 sq. ft.

³ Table 8.G requires an open space of 20% of lot area. Lot area is 2,646 sq.ft. times 20% = 545 sq.ft.

ITEM 15 – Docket Number: 057-13
Applicant or Agent: South Market District, LLC
Property Location: 611 O’Keefe Avenue **Zip:** 70113
Bounding Streets: O’Keefe Ave., Girod St., S. Rampart St., & Lafayette St.
Square Number: 273
Lots: 17, 18, 7 or 16, 15 or 14, 13, 2 or 13, 1, 2, 1, 4’ alley, 3, B, Pt A, 8, 7, Pt 2, Pt 1, Pt D-1, D-2 or D, Pt C or C, Pt 1 or 1, Pt 2 or 2 (Pt 1 or 1 and Pt 2 or 2 also known as 7) and B
(all of which are proposed for consolidation into Lot DC)
Zoning District: CBD-5 Central Business District **ZBM:** C-14
Historic District: N/A **Planning District:** 1
Existing Use: Surface Parking Lot
Proposed Use: Mixed-Use (Retail and Apartments)

Request Citation: This request is for variances from the provisions of Article 6, Section 6.6.7 (Table 6.F), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a mixed-use building with insufficient minimum open space and insufficient off-street loading.

Requested Waivers:

Section 6.6.7 (Table 6.F) – Minimum Open Space Ratio
Required: 0.10 Proposed: 0.03 Waiver: 0.07
Section 15.3.1 (Table 15.G) – Off-Street Loading
Required: 6 Spaces Proposed: 1 Space Waiver: 5 Spaces

ITEM 16 – Docket Number: 058-13 **JT**
Applicant or Agent: Gary Bean
Property Location: 1509-11 Desire Street **Zip:** 70117
Bounding Streets: Desire St., N. Claiborne Ave., Gallier St., & N. Robertson St.
Square Number: 657 **Lot:** 22B
Zoning District: RD-3 Two-Family Residential **ZBM:** E-13
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.6.7 – Off-Street Parking
Required: 1 Space Provided: 0 Space Waiver: 1 Space

ITEM 17 – Docket Number: 059-13 **KC**
Applicant or Agent: Matthew Morgan Wisdom and Ginny Emory
Property Location: 2507 Prytania Street **Zip:** 70130
Bounding Streets: Saint Charles Avenue, 2nd, 3rd & Prytania St.
Square Number: 214 **Lot:** A-1
Zoning District: RD-2 Two-Family Residential **ZBM:** C-15
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence
Proposed Use: Single-Family Residence

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit construction of a circular drive in the required front yard setback, with off-street parking provided in the required front yard setback and excessive paving of the front yard area.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: Not Permitted Proposed: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation on Pavement of Required Yard Areas

Permitted: ≤ 40% (968 sq. ft.) Proposed: 67.3 % (1,630 sq. ft.) Waiver: 23.3% (662 sq. ft.)

ITEM 18 – Docket Number: 060-13 **MDO**
Applicant or Agent: Bill Haber and Kathie Graythen
Property Location: 320 Mound Avenue **Zip:** 70124
Bounding Streets: Milne Blvd., Mound Ave., and Rosemary Pl.
Square Number: 448 **Lots:** 7, 8 (Proposed 7-A)
Zoning District: LRS-1 Lakeview Single-Family Residential
Historic District: None **ZBM:** B-11
Existing Use: Vacant Lot **Planning District:** 5
Proposed Use: Single-Family Residence

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the creation of a lot with insufficient minimum lot area and minimum lot width (Subdivision Docket 011/13).

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Width

Required: 40' Proposed: 35' Waiver: 5'

ITEM 19 – Docket Number: 061-13 DS
Applicant or Agent: St. James AME Home Partners
Property Location: 1812-14 Bienville Avenue **Zip:** 70112
Bounding Streets: Bienville Ave., N. Roman St., Iberville St., & N. Derbigny St.
Square Number: 218 **Lot:** B
Zoning District: B-1A Neighborhood Business/Inner-City Urban Corridor
Historic District: N/A **ZBM:** C-13
Existing Use: Two-Family Residence **Planning District:** 4
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 20 – Docket Number: 062-13 DS
Applicant or Agent: St. James AME Home Partners
Property Location: 1808-10 Bienville Avenue **Zip:** 70112
Bounding Streets: Bienville Ave., N. Roman St., Iberville St., & N. Derbigny St.
Square Number: 218 **Lot:** 6
Zoning District: B-1A Neighborhood Business/Inner-City Urban Corridor
Historic District: N/A **ZBM:** C-13
Existing Use: Two-Family Residence **Planning District:** 4
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:
This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:
Section 15.2.1 (Table 15.A) – Off-Street Parking
Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

ITEM 21 – Docket Number: 063-13 **DS**
Applicant or Agent: St. James AME Home Partners
Property Location: 216-18-20-22 North Prieur Street **Zip:** 70112
Bounding Streets: Bienville Ave., N. Roman St., Iberville St., & N. Prieur St.
Square Number: 244 **Lot:** 15A
Zoning District: B-1A Neighborhood Business/Inner-City Urban Corridor
Historic District: N/A **ZBM:** C-13
Existing Use: Two (2) Two-Family Residences **Planning District:** 4
Proposed Use: Two (2) Two-Family Residences

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4, and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two (2) two-family residences (two main uses) on a single lot of record with insufficient off-street parking.

Requested Waivers:

Section 1.4 – Location on a Lot of Record

Required: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 4 Spaces Proposed: 0 Spaces Waiver: 4 Spaces

ITEM 22 – Docket Number: 064-13 **WITHDRAWN**
Applicant or Agent: St. James AME Home Partners
Property Location: 1830 Bienville Avenue **Zip:** 70112
Bounding Streets: Bienville Ave., N. Roman St., Iberville St., & N. Derbigny St.
Square Number: 218 **Lots:** 12, 13A, N
Zoning District: B-1A Neighborhood Business/
Inner-City Urban Corridor (Proposed 12-A)
Historic District: N/A **ZBM:** C-13
Existing Use: Two (2) Multi-Family Residences, 1 Commercial
Proposed Use: One Multi-Family Residence **Planning District:** 4

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a multi-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 14 Spaces Proposed: 4 Spaces Waiver: 10 Spaces

ITEM 23 – Docket Number:	065-13	DS
Applicant or Agent:	St. James AME Home Partners	
Property Location:	225 North Roman Street	Zip: 70112
Bounding Streets:	Bienville Ave., N. Roman St., Iberville St., & N. Prieur St.	
Square Number:	244	Lot: 25
Zoning District:	B-1A Neighborhood Business/Inner-City Urban Corridor	
Historic District:	N/A	ZBM: C-13
Existing Use:	Multi-Family Residence	Planning District: 4
Proposed Use:	Multi-Family Residence	

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a multi-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 9 Spaces

Proposed: 3 Spaces

Waiver: 6 Spaces

ITEM 24 – Docket Number:	066-13	DT
Applicant or Agent:	Lillian James	
Property Location:	1805 South Dupre Street	Zip: 70125
Bounding Streets:	S. Dupre St., Walmsley Ave., S. Gayoso St., & Elba St.	
Square Number:	175	Lot: X
Zoning District:	RD-2 Two-Family Residential	ZBM: B-14
Historic District:	N/A	Planning District: 3
Existing Use:	Two-Family Residence	
Proposed Use:	Two-Family Residence	

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.1 (Table 15.A), Article 15, Section 15.5.8.4, Article 15, Section 15.5.8.5, and Article 15, Section 15.5.10.1 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of a two-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum lot width, insufficient off-street parking, excessive height and projection of front stairs into the front yard area, insufficient depth of front yard, and excessive projection of rear stairs into the rear yard area.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area per Dwelling Unit (Two-Family)		
Required: 5,000 sq. ft.	Provided: 4,600 sq. ft.	Waiver: 400 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width (Two-Family)		
Required: 50’	Provided: 40’	Waiver: 10’
Section 15.2.1 (Table 15.A) – Off-Street Parking		
Required: 2 Spaces	Proposed: 1 Space	Waiver: 1 Space
Section 15.5.8.4 – Front Yards (Stair Height from Grade)		
Required: 5’	Proposed: 5’11”	Waiver: 11”
Section 15.5.8.4 – Front Yards (Stair Projection)		
Required: 6’	Proposed: 8’4”	Waiver: 2’4”
Section 15.5.8.5 – Front Yards		
Required: 15’(+/- 3’)	Proposed: 11’	Waiver: 1’ (+/- 3’)
Section 15.5.10.1 – Rear Yards (Stair Projection)		
Required: 5’	Proposed: 6’6”	Waiver: 1’6”

ITEM 25 – Docket Number: 067-13 **MDO**
Applicant or Agent: Red Headed Dauphine, LLC
Property Location: 3322-24 Dauphine Street **Zip:** 70117
Bounding Streets: Dauphine St., Desire St., Royal St., & Piety St.
Square Number: 173 **Lot:** 5
Zoning District: RD-3 Two-Family Residential **ZBM:** E-14
Historic District: Bywater Local Historic **Planning District:** 7
Existing Use: Single-Family Residence
Proposed Use: Two-Family Residence

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of a single-family residence into a two-family residence with insufficient minimum lot area.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 2,748 sq. ft. Waiver: 852 sq. ft.

ITEM 26 – Docket Number: 068-13 **DG**
Applicant or Agent: Strategic Infill Development Initiative, LLC
Property Location: 1710 Lapeyrouse Street **Zip:** 70113
Bounding Streets: Lapeyrouse, N. Derbigny, Laharpe and N. Roman Streets
Square Number: 764 **Lot:** T
Zoning District: RD-3 Two-Family Residential **ZBM:** D-13
Historic District: Esplanade Ridge Local Historic **Planning District:** 4
Existing Use: Vacant Lot
Proposed Use: Two-Family Residence

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit a placement of a two-family residence on a lot with insufficient minimum lot area per dwelling unit, insufficient minimum depth of front yard, insufficient minimum depth of rear yard, insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)

Required: 3,600 sq. ft. Provided: 3,044 sq. ft. Waiver: 556 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20’ Proposed: 5’ Waiver: 15’

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20’ Proposed: 13’ Waiver: 7’

Section 4.6.7 (Table 4.F) – Aggregate Width of Side Yards

Required: 6’4” Proposed: 6’ Waiver: 4”

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Proposed: 0 Spaces Waiver: 2 Spaces

E. Director of Safety and Permits Decision Appeals

ITEM 27 – Docket Number: 069-13

Applicant or Agent: Smith-Smason, LLC
Property Location: 1139 North Rampart Street **Zip:** 70116
Bounding Streets: Ursulines Ave., St. Claude Ave., Gov. Nicholls St., & N. Rampart St.
Square Number: 111 **Lots:** A, 6, 7, 8, Pt. 9
Zoning District: HMC-2 Historic Marigny/Tremé Commercial
Historic District: Marigny/Tremé Local Historic **ZBM:** D-13
Existing Use: Gas Station w/low content alcohol sales **Planning District:** 4
Proposed Use: Gas Station w/high content alcohol sales

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request:

This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the retail sale of high content package liquor in a retail establishment with less than five thousand (5,000) square feet of floor area in an HMC-2 Historic Marigny/Tremé Commercial District.
